
S-4409
MILLER-NORFLEET MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner Steven Norfleet, representing a group of fellow owners, with consent from Robin and Michael Miller, property owners of proposed Lot 1, and represented by Vester and Associates, is seeking primary approval for a 4-lot commercial subdivision on 4.55 acres located on the south side of Maple Point Drive, between Concord Road and Sagamore Parkway, in Lafayette, Wea 3 (NE) 22-4.

AREA ZONING PATTERNS:

This site, along with acreage adjacent to the south, was rezoned from I3 to GB in July 2013 by the Lafayette City Council (Z-2537). Surrounding property to the north, west and southwest is zoned I3.

A three-lot minor subdivision was conditionally approved within this same parent tract (Norfleet Commercial Subdivision, S-4185, located on the north side of Brady, ¼ mile east of Concord Road). A letter requesting withdrawal of this approval was filed with the current subdivision request.

AREA LAND USE PATTERNS:

The site in question is unimproved. The properties to the east have two businesses: Custom Trailer Solutions and Payless Auto Sales. The Tippecanoe Mall and Tippecanoe Court shopping centers are farther to the northeast. The light industrial uses located in Rascal Commercial Subdivision line Rascal Drive to the southwest; the vacant land to the west on both sides of Maple Point was recently final platted as 7 Industrially-zoned lots (Wiers Subdivision). Land across Maple Point Drive to the north, formerly Rostone, is currently being used as semi-trailer parking by Wabash National Corporation. Oerlikon Fairfield Manufacturing is located farther to the north.

TRAFFIC AND TRANSPORTATION:

Earlier this year, the city completed this section of Maple Point Drive including the roundabout at Concord and its intersection with Sagamore Parkway. The sketch plan shows two 40' wide locations for driveways, one on Lot 2 adjacent to Lot 1, and the second on Lot 4. The final locations for these entrances are to be determined by the city. The sketch plan also shows a 60' wide "reservation for future road" which also states the final location would be determined by the city. This five-year long reservation is located on Lot 3, adjacent to Lot 2 and could one day, if a future property owner needed to build it, have a public road connecting Maple Point with the stub end of Rascal Drive.

The necessary right-of-way for Maple Point Drive is already in place; as a non-residential urban collector, the required half-width is 35'. No mortgage affidavit is required.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Lots 1 and 2 will be served by city utilities; Lots 3 and 4 will be served by private sanitary sewer force main laterals and grinder pumps. The city engineer's office is adding several conditions of approval regarding easements, the 60' wide road reservation, and the future ownership and maintenance of the proposed private sewage facilities. (Conditions 4 through 7 below.)

CONFORMANCE WITH UZO REQUIREMENTS:

The required setback from a collector is 30' not 25'. Also the rear setback in the GB zone is 15'. Otherwise, setbacks shown are correct and lot width and area for all lots is sufficient for ordinance standards.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks (30' front, 15' rear) shall be platted.
3. The street addresses and County Auditor's Key Number shall be shown.
4. The water main easement for the main that runs adjacent to and along the south property line needs to be shown, labeled, and dimensioned.
5. The proposed 60-foot wide road reservation should be centered on the proposed road approach in the city-approved location.
6. Language needs to be added, to the city's satisfaction, that addresses ownership and future maintenance responsibilities of the private sewage facilities located in dedicated utility easements.
7. The easement for the "Rostone Discharge" pipe to Elliott Ditch, shown near the west lot line for Lot 1, needs to be labeled and dimensioned.